

Whisper Rock Golf Maintenance Facility

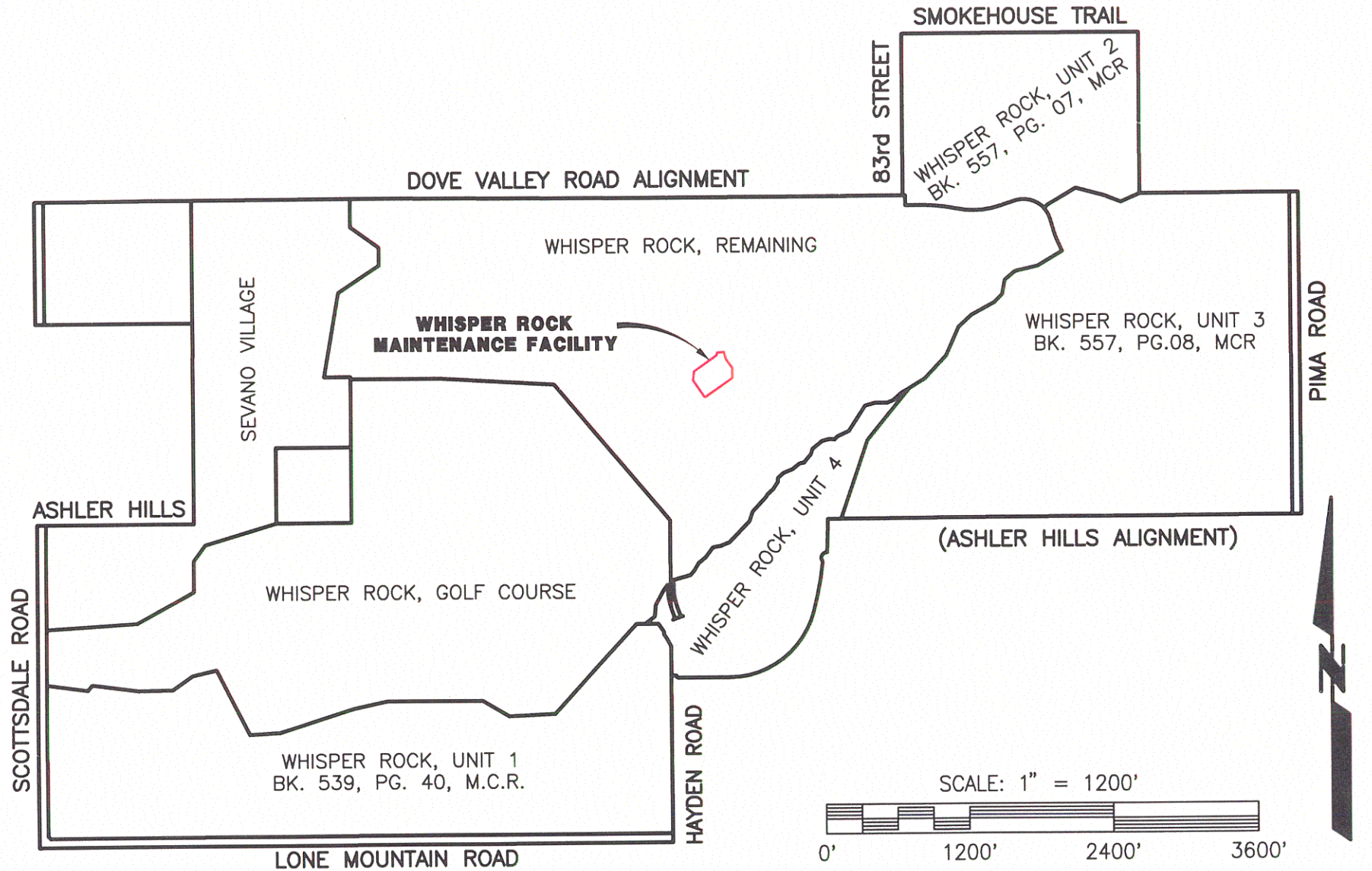
Whisper Rock Golf Club is a private golf club within the 960-acre Whisper Rock project located between Pima and Scottsdale Roads, and Dove Valley Alignment on the north and Lone Mountain Road on the south. An existing subdivision (Pinnacle Peak Ranchos) exists between Lone Mountain and Ashler Hills Drive bounded by Hayden and Pima Roads.

In early 1999, the Scottsdale City Council approved a Use Permit for the first phase of the Whisper Rock Golf Club. Since that time, the first eighteen holes of the Golf Club and interim clubhouse have been constructed. The interim clubhouse is a one-story building that currently contains the golf shop, locker rooms and grill. This facility will remain as part of the overall campus of buildings. In November 2000, the Scottsdale City Council unanimously approved plans for the second phase of the community including the next golf course component and golf club member cottages. In July 2002, the Scottsdale Development Review Board approved the design of the permanent clubhouse campus. This design approval includes a new men's locker room and grill, golf shop, ladies locker room and administrative offices.

This request is for another component to the Whisper Rock Golf Club campus. The maintenance building is a necessary component for the daily operations of the golf courses. The maintenance facility will be a one-story building surrounded by the second 18-hole golf course. The building structure will be hidden from public view through berming and landscaping on the golf course. Stucco walls and aluminum windows in earth tone colors will be the primary materials.

67-DR-1999 #3

LOCATION MAP WHISPER ROCK MAINTENANCE FACILITY



67-D2-1999 #3

GILBERTSON ASSOCIATES
#71227 06-26-03



WHISPER ROCK MAINTENANCE BUILDING SITE PLAN

67-DR-1999#3

PRELIMINARY PROJECT DATA

OWNER: WHISPER ROCK LLC
701 S. BROADWAY, SUITE 100, BOULDER, CO 80502
PHONE: 303.440.1234
FAX: 303.440.1234
CONTACT: BOB EDWARDS

ARCHITECT: DOUGLAS FREDRIKSON ARCHITECTS, PC
101 EAST BROADWAY, SUITE 100, BOULDER, CO 80502
PHONE: 303.440.1234
FAX: 303.440.1234
CONTACT: CHAD WALSH

PLANNING CITY OF BOULDER CASE NO. 22-PA-03-C
SUBJECT: 67-DR-1999#3
ADDRESS: PARCEL NUMBER: 20-01-001A
PROPOSED USE: GOLF MAINTENANCE

KEYNOTES

1. AIRPORT SYMBOL
2. CONCRETE BOUNDARY CURVE TO MATCH EXISTING
3. 1' TO 10' BENCH MARK WALL
4. BOLLARD WITH GATE
5. CONCRETE BOUNDARY
6. CONCRETE PAD
7. LANDSCAPE AREA
8. VEHICLE CONTROL BOLLARD
9. BRUSH STRUCTURE
10. PAUL CELL

GENERAL NOTES

THIS PROJECT WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

ALL MECHANICAL EQUIPMENT AND UTILITIES SHALL BE FULLY SCREENED FROM VIEW FROM THE PUBLIC WAY AND ADJACENT DEVELOPMENTS.

ALL BUILDING AND LANDSCAPE LIGHTING PURPOSED WITHIN THE PROJECT'S WALL, PROVIDED LESS THAN 10' WATER PILE SPACES AND WILL CONFORM WITH THE CITY OF BOULDER'S LIGHTING ORDINANCE.

CONSTRUCTION TYPE: W/4

WITH AREA: 16,100 SQ. FT. (21.25 ACRES)
(GROSS AND NET AREA)

GROSS BUILDING AREA: 16,100 SQ. FT.
GROSS CONCRETE FLOOR: 16,100 SQ. FT.
GROSS FLOOR AREA: 16,100 SQ. FT.
TOTAL GROSS AREA: 16,100 SQ. FT.

CONCRETE: 840 YD

OPEN SPACE REQUIRED: 800 SQUARE FEET (20' X 40' X 10' MIN. DEPTH)
OPEN SPACE PROVIDED: 800 SQUARE FEET (20' X 40' X 10' MIN. DEPTH)
BLDG. HEIGHT ALLOWED: 30' FT.

ALSO HEIGHT PROPOSED: 10' 6" ABOVE EXISTING GRADE AT EXISTING BENCH MARK

PARKING REQUIRED: 14 TOTAL SPACES
RECOMMENDED: 14 TOTAL SPACES
STANDARD COMING: 14 TOTAL SPACES

ACCESSIBLE STALLS REQUIRED: 14 TOTAL SPACES (INCLUDES ACCESSIBLE SPACES - 1 SPACE FOR ACCESSIBLE SPACES)

PARKING PROVIDED: 14 TOTAL SPACES (INCLUDES ACCESSIBLE SPACES - 1 SPACE FOR ACCESSIBLE SPACES)

BICYCLE PARKING REQUIRED: 1 BICYCLE SPACES
BICYCLE PARKING PROVIDED: 1 BICYCLE SPACES

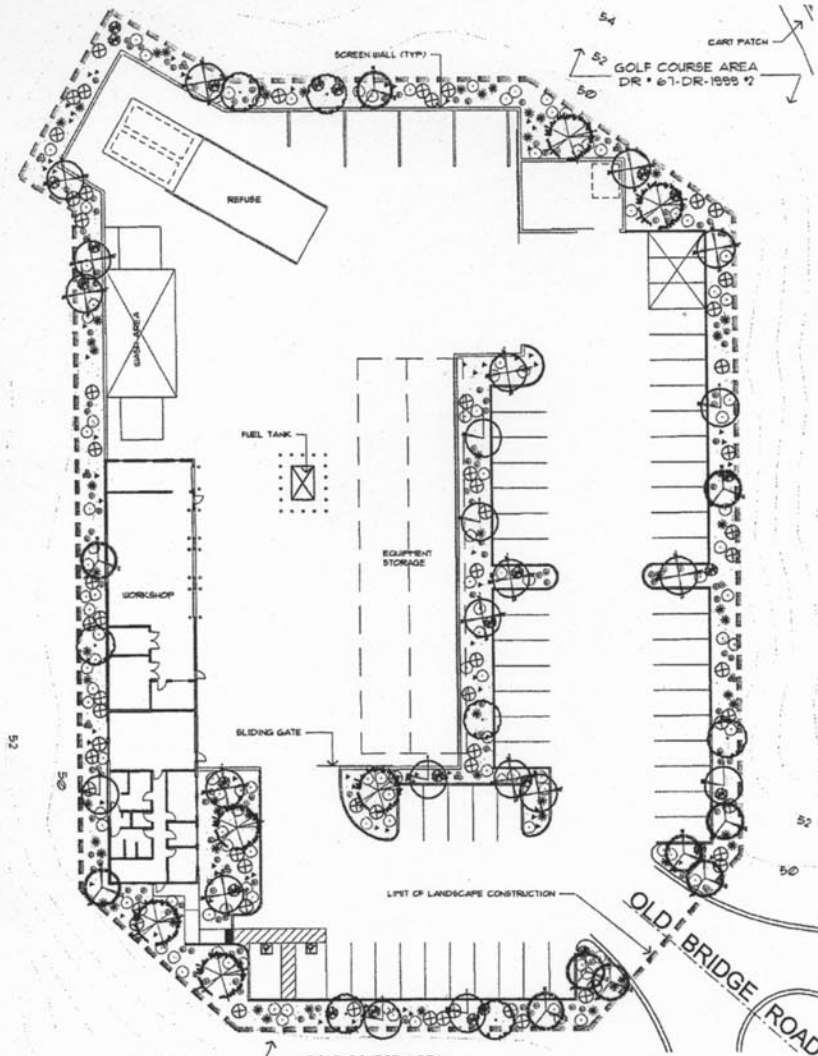


VICINITY MAP
WTA







































CASE NO. 22-PA-03-C

AUGUST 21, 2022





PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|--|-----------------------|---------------------|----------------------------|---|---|-------------------------|----------------------------------|
| TREES | | | | CACTI/ACCENTS | | | |
|  | CERCIDIP FLORIDUM | BLUE PALO VERDE | ALL TREES 24"-BOX PIN |  | CARNEGIEA GIGANTEA | SAGUARO | |
|  | CERCIDIP MICROPHYLLUM | FOOTHILL PALO VERDE | |  | FEROCACCTUS CYLINDRACEUS | BARREL CACTUS | |
|  | JANIFERUS MONOSPERMA | ONESEED JANIFER | |  | FOUQUERIA SPLENDENS | OCOTILLO | |
|  | OLNEYA TESOTA | DESERT IRONWOOD | |  | DASYLIRION WHIELERI | DESERT SPOON | |
|  | PROSOPIS SP. | NATIVE MESQUITE | |  | YUCCA SP. | YUCCA | |
| SHRUBS | | | |  | AGAVE SP. | AGAVE | |
|  | AMBROSIA SP. | BURSAGE | ALL SHRUBS TO BE 8-GAL PIN |  | ECHINOCEREUS ENGELMANNI | STRAWBERRY HEDGEHOG | |
|  | CELTIS FALLIDA | DESERT HACKBERRY | |  | OPUNTIA SP. | CHOLLA | |
|  | ENCELIA PARONIA | BRITTLEBUSH | | GROUND COVERS | | | |
|  | ERICACEA LARGIFOLIA | TURPENTINE BUSH | |  | HYTENDONIA ACALIS | ANGELITA DIRT | ALL GROUNDCOVERS TO BE 1-GAL PIN |
|  | SPYRINDIA CHINENSIS | JOJOBA | |  | GENOTHERA BERLANDIERI | MEXICAN PRYTHOSE | |
|  | RHUS OVATA | SUGAR BUSH | |  | BAILEYA MULTIRADIATA | DESERT MARIGOLD | |
|  | ERHEDRIA VIRIDIS | MORRION TEA | |  | PELAPPONUM LEUCANTHUM | BLACKFOOT DAISY | |
|  | LARREA TRIDENTATA | CREOSOTE BUSH | |  | PERISTICHIA PARIETI | PARRY PENTSTEMON | |
|  | LEUCOPHYLLUM SP. | TEXAS SAGE | |  | VERBENA GOODINGII | GOODING VERBENA | |
|  | RUELLIA SP. | RUELLIA | | MISCELLANEOUS | | | |
|  | MPHAERALCEA AMBROSIA | GLOBE MALLOW | |  | NATIVE TOPSOIL/ROCK TO BE IN ALL PLANTING AREAS (TYP) | | |
|  | CORDIA SP. | CORDIA | | BOULDERS (TYP) | | | |
|  | DALIA SP. | DALIA | | WILD BEED MIX | | | |
|  | JUSTICIA SP. | JUSTICIA | |  | LIBRARY | BOTANICAL NAME | COMMON NAME |
|  | PSILOSTROPHE COOPERI | PAPERFLOWER | |  | 20 | AMEROSIA DELTOIDEA | BURSAGE |
|  | SALVIA SP. | SAGE | | | 10 | ARISTIDA PURPUREA | PURPLE THREE ASH |
| | | | | | 5 | BAILEYA MULTIRADIATA | DESERT MARIGOLD |
| | | | | | 10 | CASSIA COVERSI | DESERT SENNA |
| | | | | | 10 | CALLANDRIA ERIOANTHILLA | NATIVE FAIRY DUSTER |
| | | | | | 10 | ENCELIA PARONIA | BRITTLE BUSH |
| | | | | | 10 | LARREA TRIDENTATA | CREOSOTE |

GENERAL LANDSCAPE NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES AND SPECIES SHALL BE DETERMINED AND WILL BE PER C.O.S. REQUIREMENTS.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN AND/OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
3. ALL EXISTING TREES WHICH ARE NOTED TO REMAIN IN PLACE, SHALL BE PROTECTED DURING CONSTRUCTION.
4. ANY CACTI SALVAGED FROM ON SITE SHALL BE TRANSPLANTED AND USED WITHIN THE LANDSCAPE PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
5. FIELD VERIFY ALL CONDITIONS PRIOR TO REVEGETATION. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
6. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER THE C.O.S. REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN EIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DO NOT GROW TO A HEIGHT OF MORE THAN 30'.
7. THE IRRIGATION SYSTEM LOCATED WITHIN THE REVEGETATED AREAS SHALL BE TEMPORARY. AT THE END OF THE PLANT ESTABLISHMENT PERIOD, THE SYSTEM SHALL BE ABANDONED. GATE VALVES SHALL BE PROVIDED AS A SHUT OFF DEVICE BY THE LANDSCAPE CONTRACTOR.
8. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
9. ANY PROTECTED PLANTS THAT ARE LOCATED IN THE PATH OF INFRASTRUCTURE, STREET OR DRAINAGE CONSTRUCTION SHALL BE DEVEGETATED AS PER THE CRITERIA OF THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE.
10. DEVEGETATION METHODOLOGY SHALL BE APPROVED BY THE CITY OF SCOTTSDALE AT THE TIME OF APPLICATION FOR THE DEVEGETATION PERMIT.
11. A QUALIFIED NATIVE PLANT SALVAGE CONTRACTOR EXPERIENCED IN DEVEGETATION AND APPROVED BY THE CITY OF SCOTTSDALE, WILL BE CONTRACTED TO PERFORM THE DEVEGETATION WORK. THE NAME OF THE SELECTED CONTRACTOR WILL BE PROVIDED TO THE CITY OF SCOTTSDALE PRIOR TO OBTAINING THE DEVEGETATION PERMIT. POTENTIAL NATIVE PLANT SALVAGE CONTRACTORS INCLUDE NATIVE RESOURCES, BLACK EAGLE, AND OBSERVIO VERDE.
12. DEVEGETATED PLANT MATERIAL SHALL BE STORED AND MAINTAINED IN AN EXISTING ON-SITE NURSERY.
13. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME.
14. THIS DRAWING IS CONCEPTUAL IN NATURE AND INTENDED TO CONVEY DESIGN IDEAS ONLY, NOT FOR CONSTRUCTION.



0' 10' 20' 40'

3 JULY 2003

WHISPER ROCK MAINTENANCE FACILITY CONCEPTUAL LANDSCAPE PLAN

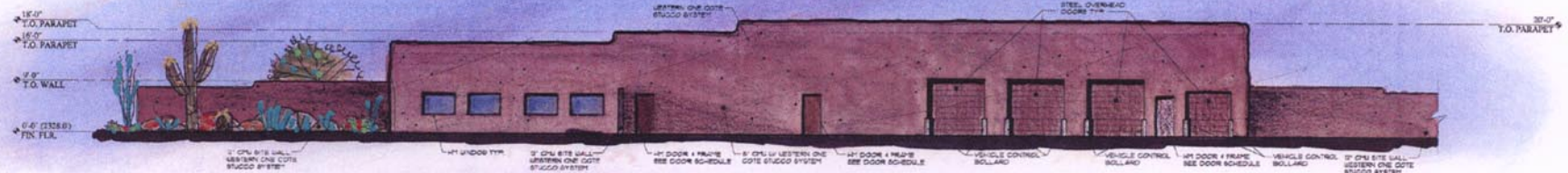
67-DE-1999#3

Whisper
ROCK

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ATTACHMENT #5



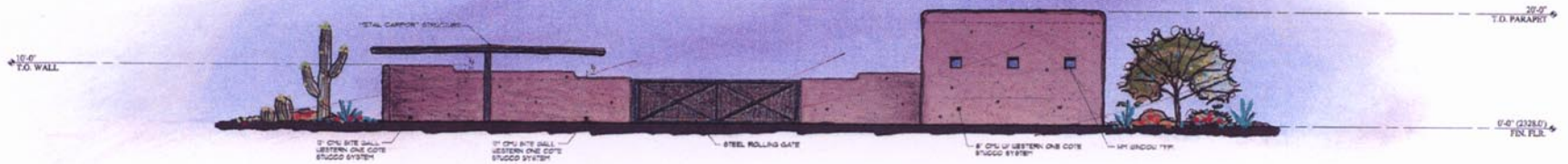
1 front elevation
1/8" = 1'-0"



3 side elevation
1/8" = 1'-0"



2 back elevation
1/8" = 1'-0"



1 side elevation
1/8" = 1'-0"

ATTACHMENT #6

67-DR-1999 #3

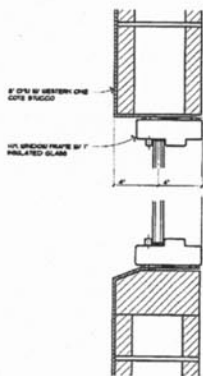
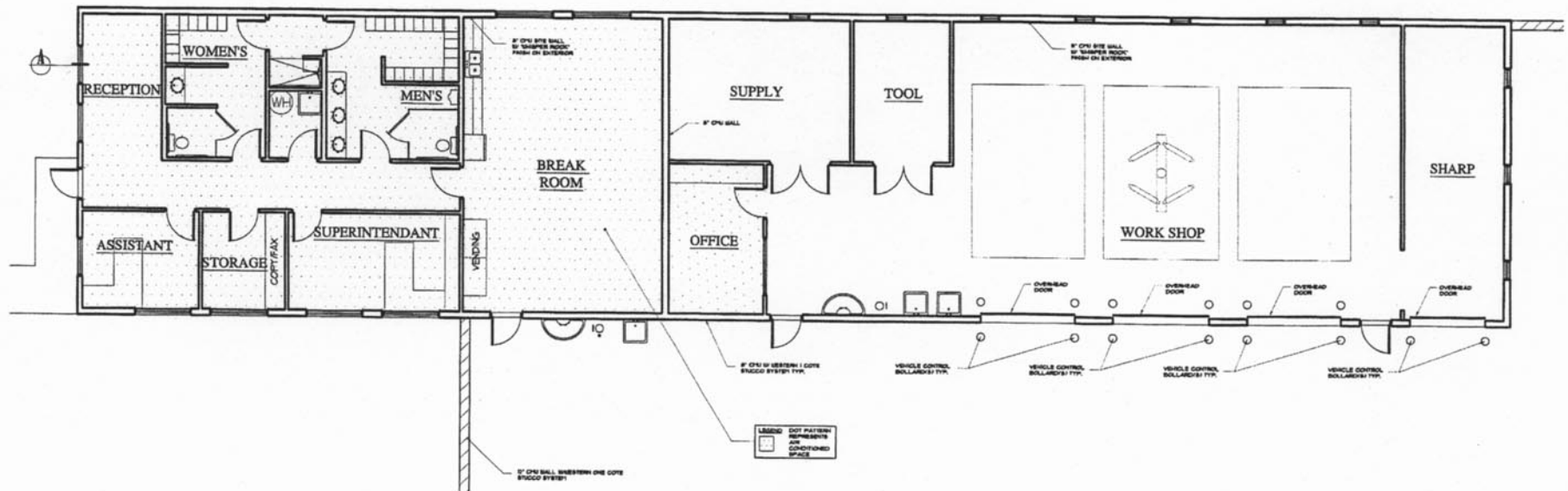
CASE NO. 22-PA-03-C

01 JULY 2001

WHISPER ROCK MAINTENANCE BUILDING ELEVATIONS

DFA 01134





Window section
3/4\"/>



CASE NO. 22-PA-03-C

F
Douglas Fredrikson
ARCHITECTS

WHISPER ROCK MAINTENANCE BUILDING FLOOR PLAN

67-D2-1999 #3

whisper
rock